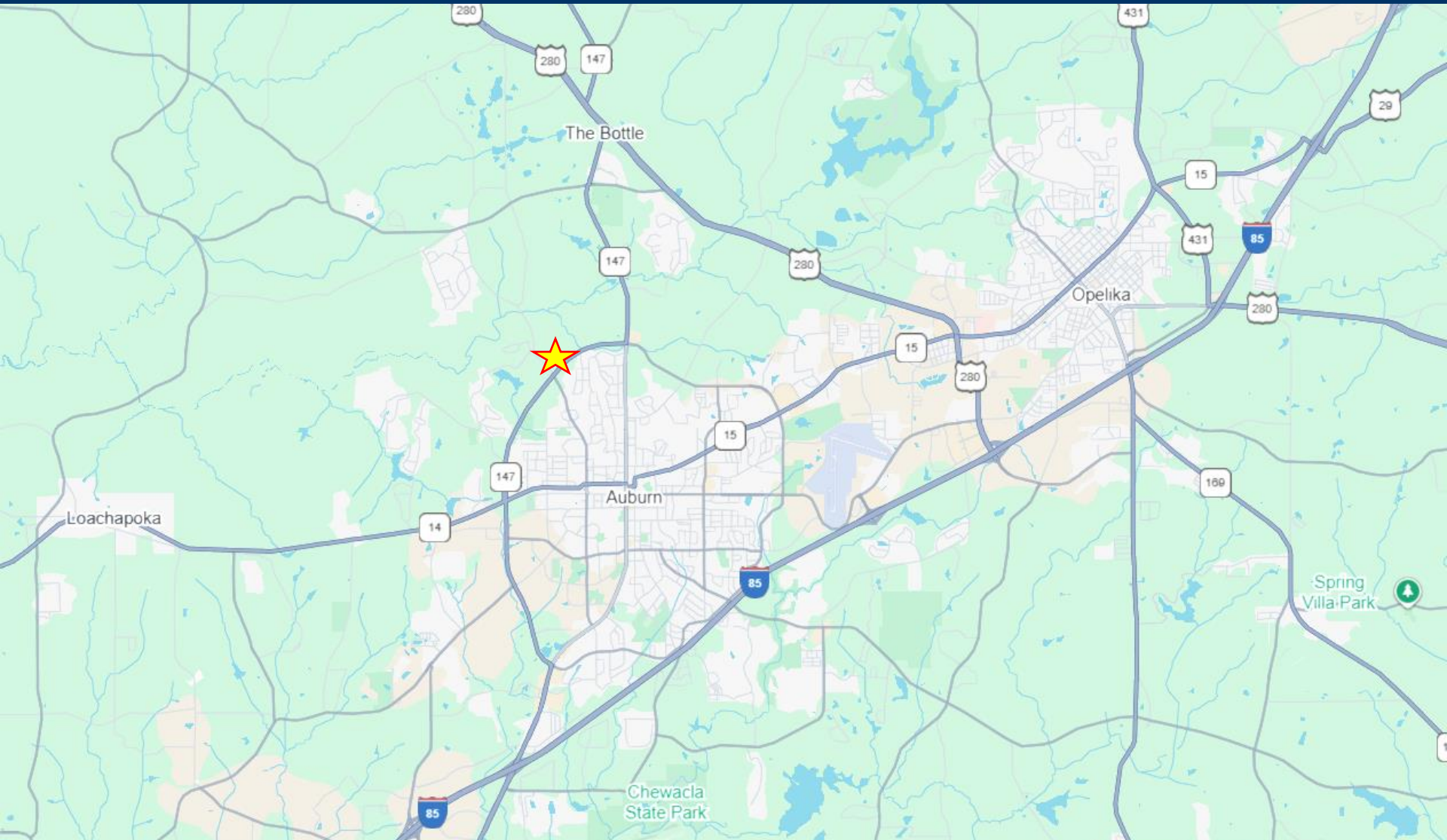


# NEW KROGER MARKETPLACE - AUBURN, AL

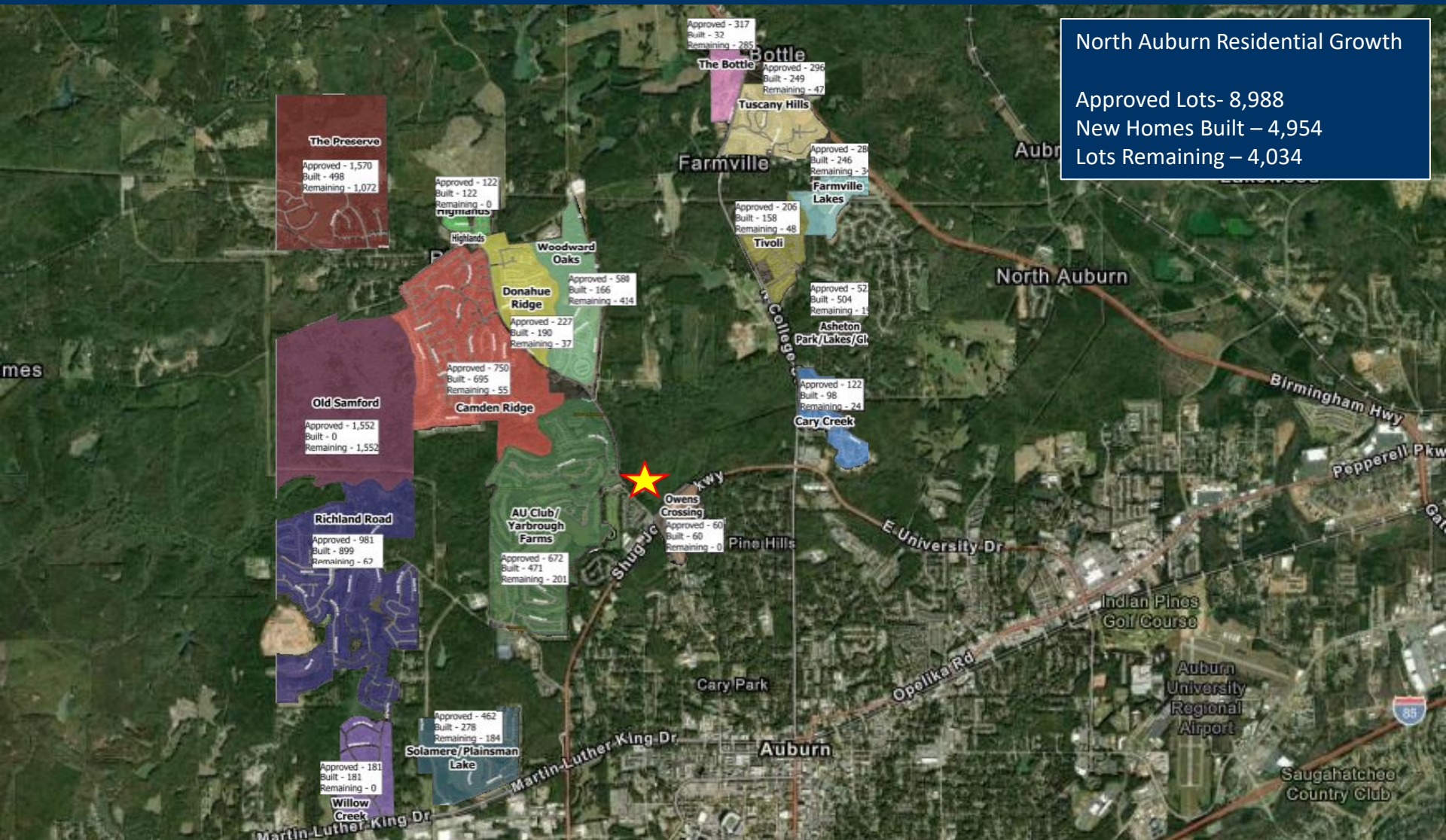


**PAD SITES & RETAIL SPACE AVAILABLE**



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## PROPERTY DETAILS

**Address** Shug Jordan Pkwy  
& N Donahue Dr

**Estimated  
Site Delivery** 2027

**Land Area** 50 Acres

**Commercial  
Development** Mixed-Use

**Anchor** Kroger Marketplace

**Pop. Growth** 52% increase  
2010-2023

**Daily Traffic  
Counts (VPD)** Shug Jordan Pkwy:  
24,864



## PROPERTY SUMMARY

Secure your presence in Northwest Auburn's rapidly growing and affluent market. This Kroger Marketplace-anchored development, strategically located at Shug Jordan Parkway and North Donahue Drive, will be the region's premier destination. With nearly 9,000 residential lots approved, this project offers an unparalleled opportunity to serve a built-in customer base boasting strong household incomes and education levels well above average.

### DEMOGRAPHICS

#### AHI

#### Population

**3 miles**

**\$ 82,722**

**51,918**

**5 miles**

**\$86,861**

**86,450**

**10 miles**

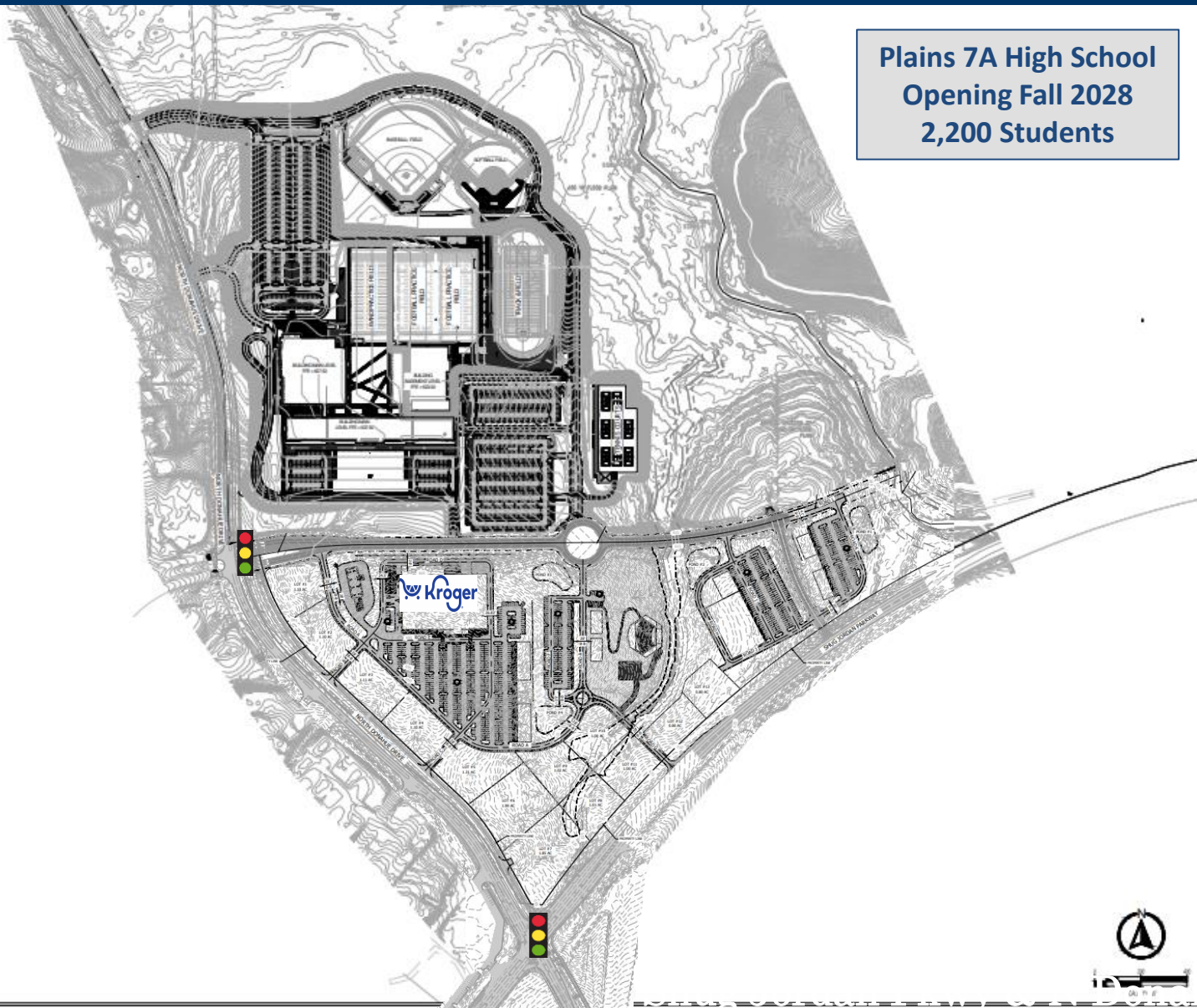
**\$87,664**

**128,702**



**SOUTHEASTERN**  
DEVELOPMENT • BROKERAGE • CONSULTING

**Shug Jordan Pkwy & N Donahue Dr**  
*Auburn, AL*



Plains 7A High School  
Opening Fall 2028  
2,200 Students



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| NO. | REVISION | DATE |
|-----|----------|------|
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| 9   |          |      |
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SHUG JORDAN COMMERCIAL  
SOUTHEASTERN  
Auburn, Alabama

SHEET TITLE  
PROPERTY/OWNER

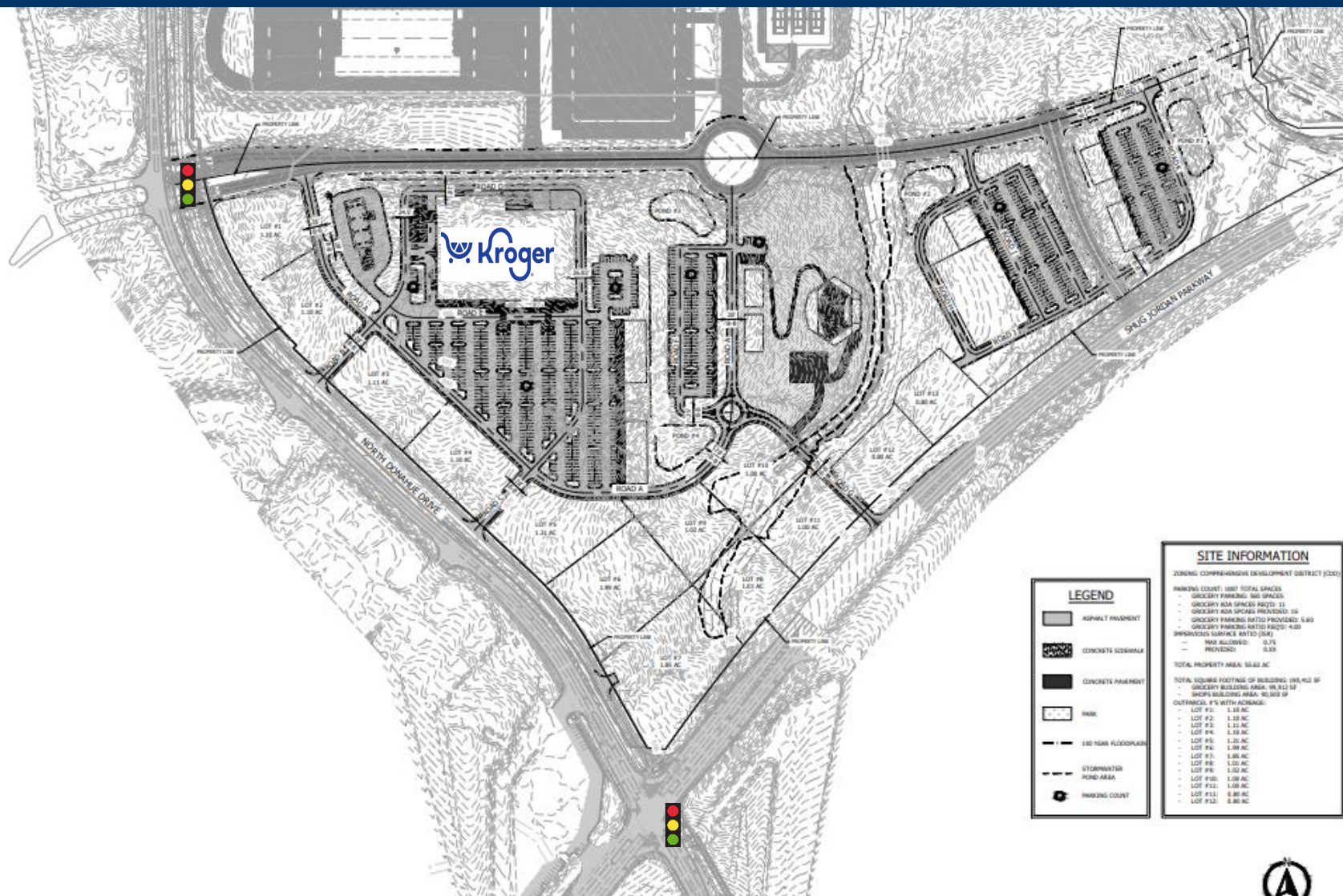
DESIGNED: C.E.T.  
CHECKED: C.E.T.  
DATE: 08/2023  
PROJECT NUMBER: 2008  
SCALE: AS SHOWN  
SHEET NUMBER:

C1.0





**Shug Jordan Pkwy & N Donahue Dr**  
*Auburn, AL*



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TRAINING-HIGH QUALITY-ORANGE-BLACK

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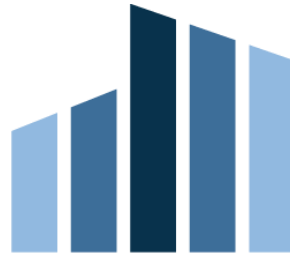
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**SHUG JORDAN COMMERCIAL**  
SOUTHEASTERN  
Auburn, Alabama

|                             |          |
|-----------------------------|----------|
| SHEET TITLE:                |          |
| OVERALL SITE LAYOUT<br>PLAN |          |
| DRAWN BY:                   | CLY      |
| CHECKED BY:                 | CLY      |
| DATE:                       | 10/04/26 |
| PROJECT NUMBER:             |          |

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# SOUTHEASTERN

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